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HB 4082A: Sites for 55 and Older Housing and Manufactured Home Communities

Senate Committee on Housing and Development
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What is the issue?

Oregon is experiencing a housing affordability and production crisis, with impacts felt acutely by older and working-class Oregonians.

The state needs solutions that will fast track housing for residents who need the affordable options offered by age restricted or manufactured home communities.

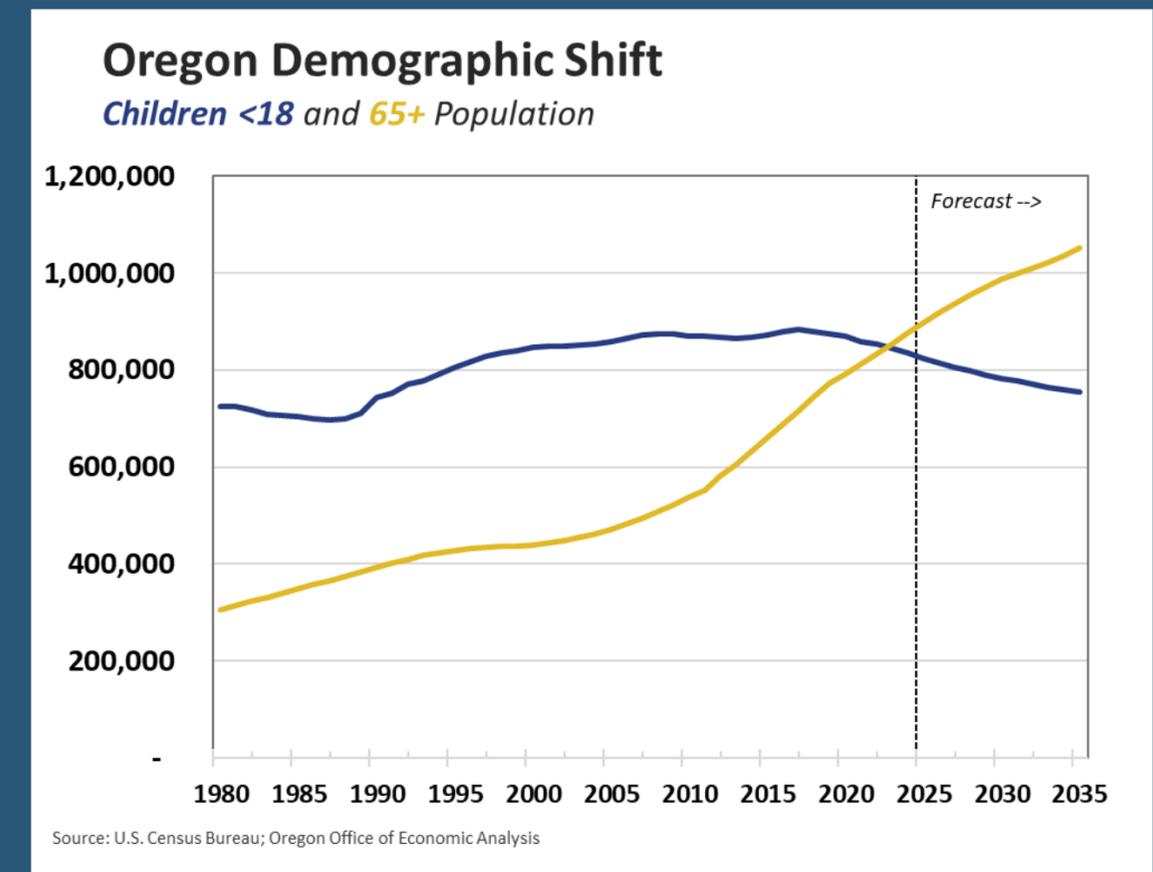


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Older Oregonians and Housing Affordability

Oregon's population continues to grow older, and older adults are often reliant on fixed incomes, requiring affordable housing options and opportunities to avoid more expensive housing in the general marketplace.

Older adults experience cost-burden at a rate much higher than that of young or middle-aged adults (44-64% compared to 40%).



Manufactured Housing



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Manufactured housing is one of the most affordable housing options for many Oregonians. A single manufactured housing unit can be produced at just 35% of the cost of a site-built house. According to 2024 data, manufactured homeowners paid almost half the monthly housing costs of all homeowners — \$711 compared to \$1,335.

Manufactured housing is some of the most naturally occurring affordable housing stock, but is difficult to develop due to land prices.



Source: OMHA



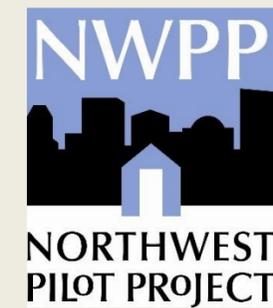
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Organizations
serving older
adults

Local
governments

Manufactured
home
developers

**HB
4082A**



Solution



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HB 4082A provides cities with a one-time UGB site addition opportunity for affordable 55+ or manufactured home communities.

All cities in the state are eligible to use the tool.

It uses the tool and policy framework established in SB 1537 (2024):

- > *Existing statute sets limits types of land and site requirements*
- > *Existing statute requires complete communities -*
 - > *Recreation and open space*
 - > *Neighborhood-scale commercial uses*
 - > *Diverse transportation infrastructure to support walking, biking, and public transit*

Key Additions



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- For 55+ communities, the following is required:
 - > *A diversity of housing types at urban density levels*
 - > *Homes sold or rented for 120% AMI and below households*
 - > *Type B adaptability features*
- For the manufactured home option:
 - > *Both manufactured and prefabricated housing may be sited*
 - > *Homes may be part of a manufactured dwelling park or sited on individual lots*

Acres is capped at 100 acres for cities 25,000 and above, and 50 acres for those below



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Impact

Cities that opt to use the tool for manufactured or prefabricated housing could produce **200-400 units** for just one site.

Cities that opt to use the tool for 55+ communities could produce **300-800 units** for just one site, affordable mostly to households making **\$68,000-90,000 year or less**.

(Metro, Hood River, Benton, and Deschutes Counties have higher median incomes)



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Questions?